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Development Control

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

APPLICATION NUMBER: ADC/0006/08

Stuart Radley Associates
336 Kingsway
Hove
East Sussex
BN3 4LW

Details of Development
DEMOLITION OF EXISTING BUILDING AND ERECTION OF 5 ONE-BEDROOM DWELLINGS WITH ASSOCIATED PARKING (RE-SUBMISSION OF ADC/0513/07)

Location of Development
59 PENHILL ROAD LANCING WEST SUSSEX BN15 8HB

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 14th January 2008.

This is for reasons stated on the attached schedule and subject to compliance with the conditions specified thereon.

Your copy of the application, determined as above, is returned herewith for your records.

Keith Morgan
Planning Services Manager

13/02/2008

SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and would help meet the need for additional housing without detracting from the existing local urban environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AP2, AH1-2, AH5) and the West Sussex Structure Plan 2001-16 (LOC1, NE1, CH1, ERA1, ERA5, DEV1, DEV4-5).

Conditions

01. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

02. The dwellings shall not be occupied until the car parking spaces and cycle store shown on the submitted plans have been provided in accordance with construction details to be submitted to and approved in writing by the Local Planning Authority. The areas of land so provided shall not thereafter be used for any purpose other than access and parking of vehicles incidental to the use of the proposed flats.

Reason: *To ensure adequate provision for parking clear of the highway and to comply with policy AH2 of the Adur District Local Plan and DEV4-5 of the West Sussex Structure Plan.*

03. The dwellings shall not be occupied until space has been laid out within the site in accordance with the details shown on the submitted plan for the turning of vehicles clear of the public highway and such space shall not thereafter be used other than as a turning area.

Reason: *In the interest of highway safety and to comply with policy DEV4 of the West Sussex Structure Plan.*

PTO

04. No construction work shall be carried out on site unless there is available within the site in accordance with details approved by the Local Planning Authority provision for temporary parking and loading/unloading of all Contractors vehicles, and for Contractors buildings, plant, and stacks of materials and such provision shall be retained for these purposes throughout the period of work on the site.

Reason: *In the interests of highway safety and amenity and to comply with policy DEV4-5 of the West Sussex Structure Plan.*

05. No work shall be carried out on the site unless and until an effective vehicle wheel-cleaning facility has been installed in accordance with details approved by the Local Planning Authority and such facility shall be retained in working order and operated at all times that the premises are in use to ensure that vehicles do not leave the site carrying earth, mud or other material on their wheels in a quantity which causes a nuisance or hazard on the road system in the locality.

Reason: *In the interest of highway safety and to comply with policy DEV4 of the West Sussex Structure Plan.*

06. No works or development shall take place until full details of all hard and soft landscaping works and the proposed times of planting have been approved in writing by the Local Planning Authority and all soft landscape works shall be carried out in accordance with those details and at those times. Any plants which within a period of five years from the time of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: *In the interests of visual amenity and the environment and to comply with policy AB26-27 of the Adur District Local Plan and DEV1 of the West Sussex Structure.*

07. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls and roof of the proposed building has been submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with policy AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

08. No development shall be carried out until all buildings and structures existing on the application site at the date of this permission (except boundary walls or fences) have been demolished, the debris removed from the site and the site cleared.

Reason: *In the interests of amenity and to comply with policy AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

PTO

09. The glazing in the first-floor east side windows and rooflights shall at all times be of obscured glass.

Reason: *To prevent overlooking and to comply with policy AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

10. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any order revoking and re-enacting that Order with or without modification), the proposed dwellings shall not be extended or any incidental buildings erected within their curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: *In the interests of amenity and the environment and to comply with policy AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

11. No dwellings shall be occupied until a 1.8m high wall or close-boarded fence has been erected across the existing accessway between No's 57 and 61 Penhill Road (at a point to the rear of their rear access path) and revised details for storing refuse and waste, including for waste that can be recycled, have been provided in accordance with revised details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of highway safety and amenity having regard to policies DEV1 and DEV4 of the West Sussex Structure Plan and G12 of the West Sussex Waste Local Plan Deposit Draft.*

12. During development, if any visibly contaminated or odorous material not previously identified is found to be present at the site then this must be investigated. The Local Planning Authority must be informed immediately of the nature and degree of contamination present. The developer shall submit a Method Statement which must detail how this unsuspected contamination shall be dealt with.

Reason: *To safeguard against public health and safety risk and to comply with policy AP2 of the Adur District Local Plan and EERA5 of the West Sussex Structure Plan.*